



CITY OF CHARLESTON

# Planning Commission Agenda Package

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FOR THE MEETING OF :

**November 15, 2017** 2 George St, Charleston, SC  
5:00PM - Regular Meeting

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CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

[www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc)

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF NOVEMBER 15, 2017

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, November 15, 2017** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONINGS

1. **10 Society and two vacant parcels on Society St (Peninsula) TMS# 4580104002, 004 & 021** – 0.62 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).  
Owner: Leonard Storage Co, Inc; John T. Leonard, Jr, Inc  
Applicant: Southern Land Co
2. **32 Laurens St and a vacant parcel on Laurens St (Peninsula) TMS# 4580104003 & 4580102017** – 1.32 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).  
Owner: Multiple Owners  
Applicant: Southern Land Co
3. **Oakville Plantation Rd (Johns Island) TMS# 3170000089 & 011 (portions)** – approx. 89.0 ac. Request rezoning from Light Industrial (LI) to Rural Residential (RR-1).  
Owner: Keith W. Lackey et al.  
Applicant: Synchronicity – Todd Richardson
4. **3265 Maybank Hwy (Johns Island) TMS# 2790000205** – 1.40 ac. Request rezoning from Commercial Transitional (CT) to General Office (GO).  
Owner/Applicant: George Gratzick
5. **West Ashley Cir at Glenn McConnell Pkwy (West Ashley) TMS# 3010000027 (a portion)** – approx. 21.76 ac. Request rezoning from Gathering Place (GP) to General Business (GB).  
Owner: Whitfield Construction Co  
Applicant: White Point Partners LLC
6. **217 Ashley Ave (Peninsula) TMS# 4601104080** – 0.33 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).  
Owner: Trust of Robert J. Lowe, Jr. & Trust of Gwendolyn M. Lowe  
Applicant: Robert J. Lowe, Jr. & Gwendolyn M. Lowe

### SUBDIVISIONS

1. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).  
Owner: Daniel Island Riverside Developers, LLC  
Applicant: Lowcountry Land Development Consultants
2. **Central Park Cluster Development (Central Park Road – James Island) TMS# 3400300007** – 10.35 ac. 39 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: Levi Grantham, LLC  
Applicant: Seamon, Whiteside & Associates, Inc.

3. **Cainhoy Office & Retail Park (Clements Ferry Road – Cainhoy) TMS# 2620000008** – 31.52 ac. 16 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).  
Owner: Cainhoy Land & Timber, LLC  
Applicant: Thomas & Hutton Engineering Co.
4. **Woodbury Park, Phases 3A & 3B (Hollydale Court – Johns Island) TMS# 3130000023 & 048** – 43.97 ac. 34 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: Five Lakes, LLC  
Applicant: HLA, Inc.
5. **Produce Lane (Johns Island) TMS# 3130000152, 153, 154, 157, 158** – 7.36 ac. 34 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-2) and General Business (GB).  
Owner: Reavis-Comer Development  
Applicant: HLA, Inc.
6. **Bermuda Pointe (Ashley River Road – West Ashley) TMS# 3550700006 & 012** – 4.6 ac. 35 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12), Limited Business (LB), General Business (GB).  
Owner: Parsonage-CPW, LLC  
Applicant: Windmill Engineering

## **ZONINGS**

1. **1849 Westfield Rd (West Ashley) TMS# 3501000124** – 0.49 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Ann and Seth Bomgren
2. **Oakville Plantation Rd (Johns Island) TMS# 3170000007** – approx. 18.61 ac. Request zoning of Rural Residential (RR-1) and Conservation (C). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Keith W. Lackey et al.
3. **Folly Rd and Grimball Road Ext (James Island) TMS# 4270000020, 039, 106, 110 & 111** – approx. 10.0 ac. Request zoning of Limited Business (LB). Zoned Folly Road Corridor Overlay District (OD-FRC) in Charleston County.  
Owner: Willie B. Moultrie Trustee

## **ORDINANCE AMENDMENT**

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) **to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to a simple majority of a quorum of the City Council.**

## **APPROVAL OF MINUTES** - Approval of minutes from previous meetings.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc). In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

# **CITY OF CHARLESTON PLANNING COMMISSION**

November 15, 2017

## **Rezoning 1 and 2 :**

### **10 Society and two vacant parcels on Society St & 32 Laurens St and a vacant parcel on Laurens St (Peninsula)**

#### **BACKGROUND**

The applicants are requesting rezoning for five adjacent properties from General Business (GB) and Light Industrial (LI) to Mixed-Use Workforce Housing (MU-2/WH). The properties, located on the east side of the two blocks bounded by Vernon Street, Washington Street, Society Street and East Bay are surrounded by GB zoning to the west, north and south and LI and Mixed-Use (MU-2) zonings to the west.

The property located on the north side of Laurens Street contains a paint store and a florist while the properties to the south of Laurens Street contain three asphalt parking lots and a vacant one-story metal building (former location of the Vegetable Bin). No portion of these properties front on East Bay Street. Surrounding uses include a hardware store, pizza shop and pharmacy on East Bay Street, a major grocery store to the south across Society Street, a non-profit office and a single-family home to the east, a large retail center to the north, a new, multi-story, senior-living, apartment building to the west and a massive parking lot and automobile queuing area on the SC Ports Authority's Union Pier property to the west.

The subject properties are situated between the SPA Union Pier property on Charleston Harbor and properties lining East Bay Street. This area of Charleston is undergoing a steady transformation from an industrial area to a true, mixed-use urban area of the peninsula. A new City park (Gadsdenboro Park) was recently completed and office buildings, multi-family residential buildings and other urban uses have been built overlooking the large this greenspace. The SPA has indicated that eventually plans for Union Pier since the will see a significant amount of redevelopment on the very edge of the East Side neighborhood and front on high-traffic volume East Bay Street. There is a mix of uses along East Bay and a wide variety of building types. There are single houses, large historic homes, public housing buildings and offices along this street.

The Mixed-Use/Workforce Housing (MU-2/WH) zoning district allows for a mix of uses that incorporates housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. The permitted uses in MU-2/WH are the same as those allowed in GB. The zoning district encourages a mix of uses, but a development may include a single use such as an apartment building, office building or some other use appropriate in an urban area.

## **CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district and parts of the Upper Peninsula. The area of the peninsula surrounding the subject properties consists of a wide variety of urban uses and building types and significant potential for urban infill, thus the MU-2/WH zone district is appropriate for these properties.

## **STAFF RECOMMENDATION**

APPROVAL

## Rezoning 1

10 Society and two vacant parcels  
on Society St (Peninsula)

TMS# 4580104002, 004 & 021

0.62 ac.

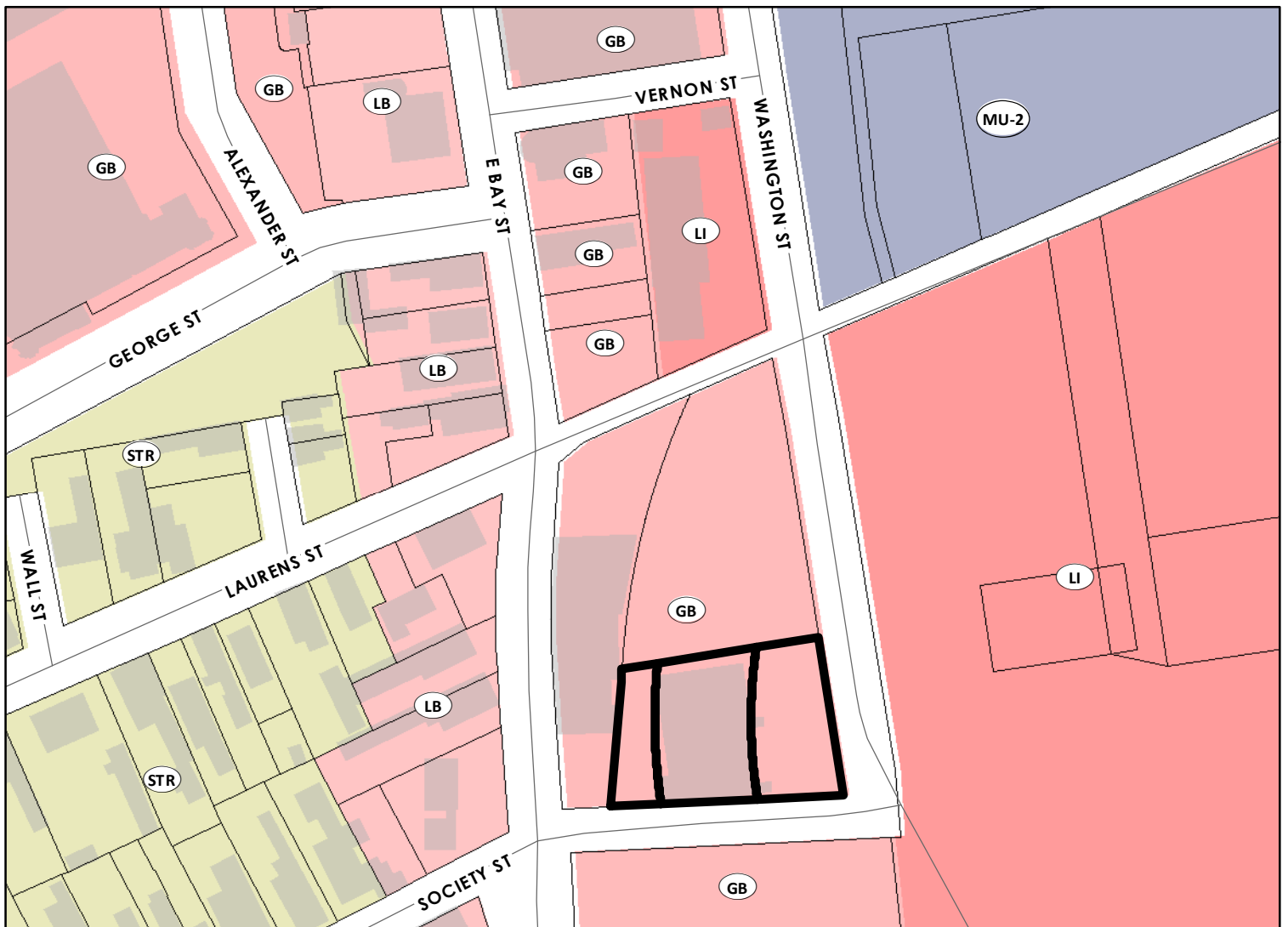
Request rezoning from General Business (GB)  
to Mixed Use/Workforce Housing (MU-2/WH).

Owner: Leonard Storage Co, Inc; John T. Leonard, Jr, Inc  
Applicant: Southern Land Co

Area



Location



## Rezoning 2

32 Laurens St and a vacant parcel  
on Laurens St (Peninsula)

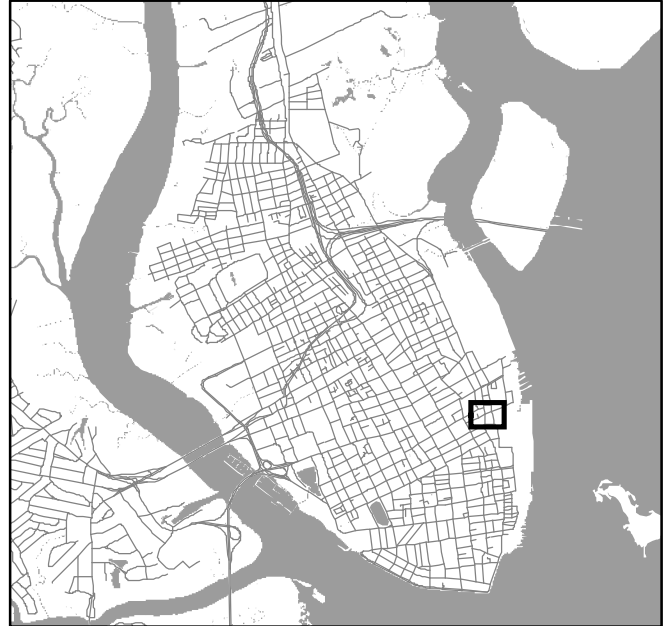
TMS# 4580104003 & 4580102017

1.32 ac.

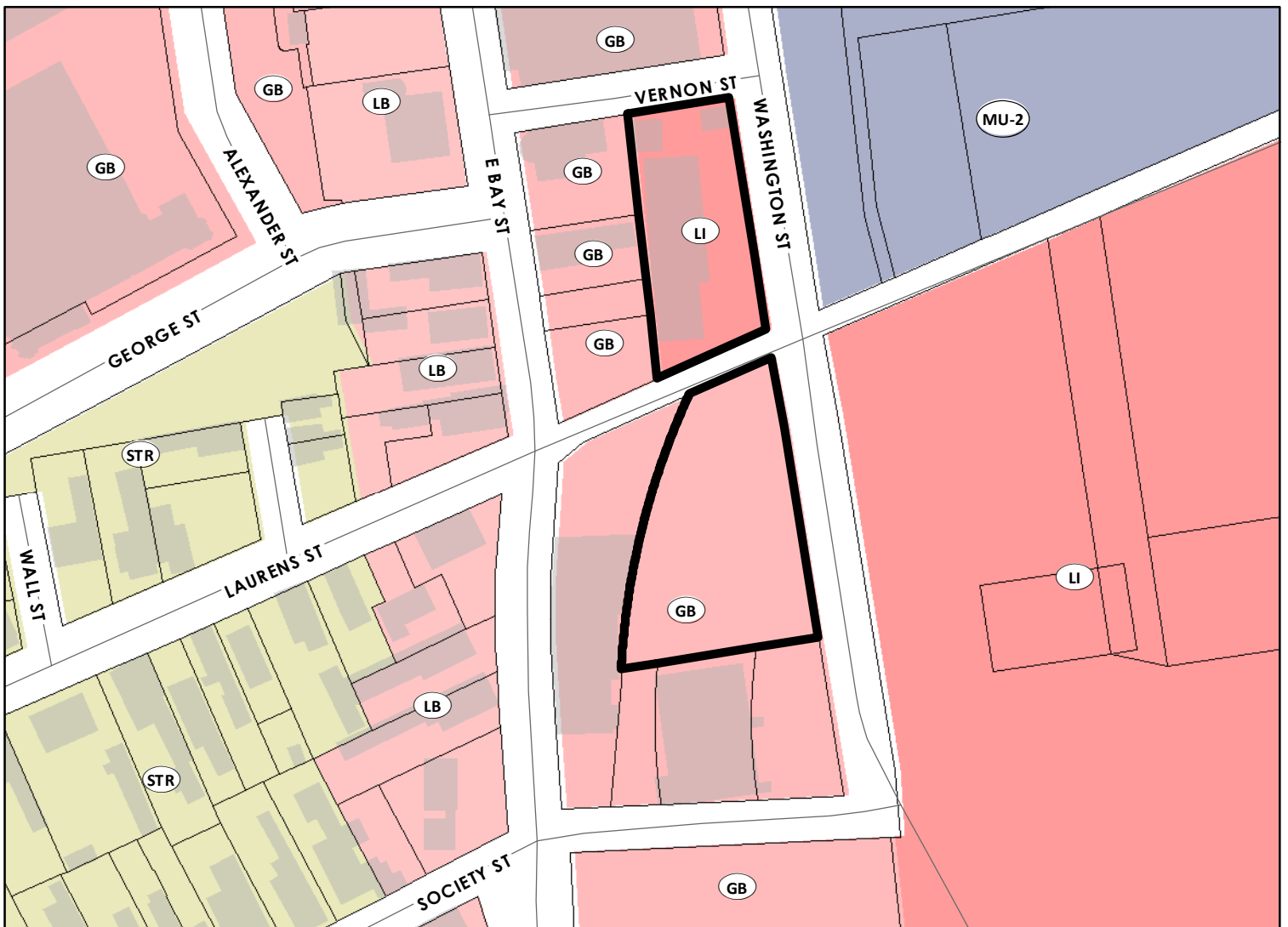
Request rezoning from General Business (GB)  
and Light Industrial (LI)  
to Mixed Use/Workforce Housing (MU-2/WH).

Owner: Multiple Owners  
Applicant: Southern Land Co

Area



Location



**CITY OF CHARLESTON  
PLANNING COMMISSION**

November 15, 2017

**Rezoning 4 :**

**3265 Maybank Hwy  
(Johns Island)**

**BACKGROUND**

The applicant is requesting rezoning from Commercial Transitional (CT) to General Office (GO). The property, located on the south side of Maybank Highway between Walter Drive and Saint Johns Woods Parkway, currently contains a one-story residential building converted to a small office. Surrounding and nearby zonings include CT, GO, SR-1, DR-6 and PUD zonings in the City and Maybank Highway Corridor Overlay District (OD-MHC) and Single-Family Residential (R-4) in Charleston County. Surrounding uses include churches, offices, retail, restaurant, storage and single-family homes.

The proposed General Office zoning district would allow most office uses and single-family residential use.

**CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject properties are within an area designated as **Suburban**. Areas designated as such in the plan are typified by mostly residential uses with limited mixed-use. Given the plan's recommendation and the existing pattern of residential and mixed use along Maybank Highway on Johns Island, the requested GO zoning is compatible with the surrounding neighborhood.

**STAFF RECOMMENDATION**

APPROVAL



## Rezoning 4

3265 Maybank Hwy (Johns Island)

TMS# 2790000205

1.40 ac.

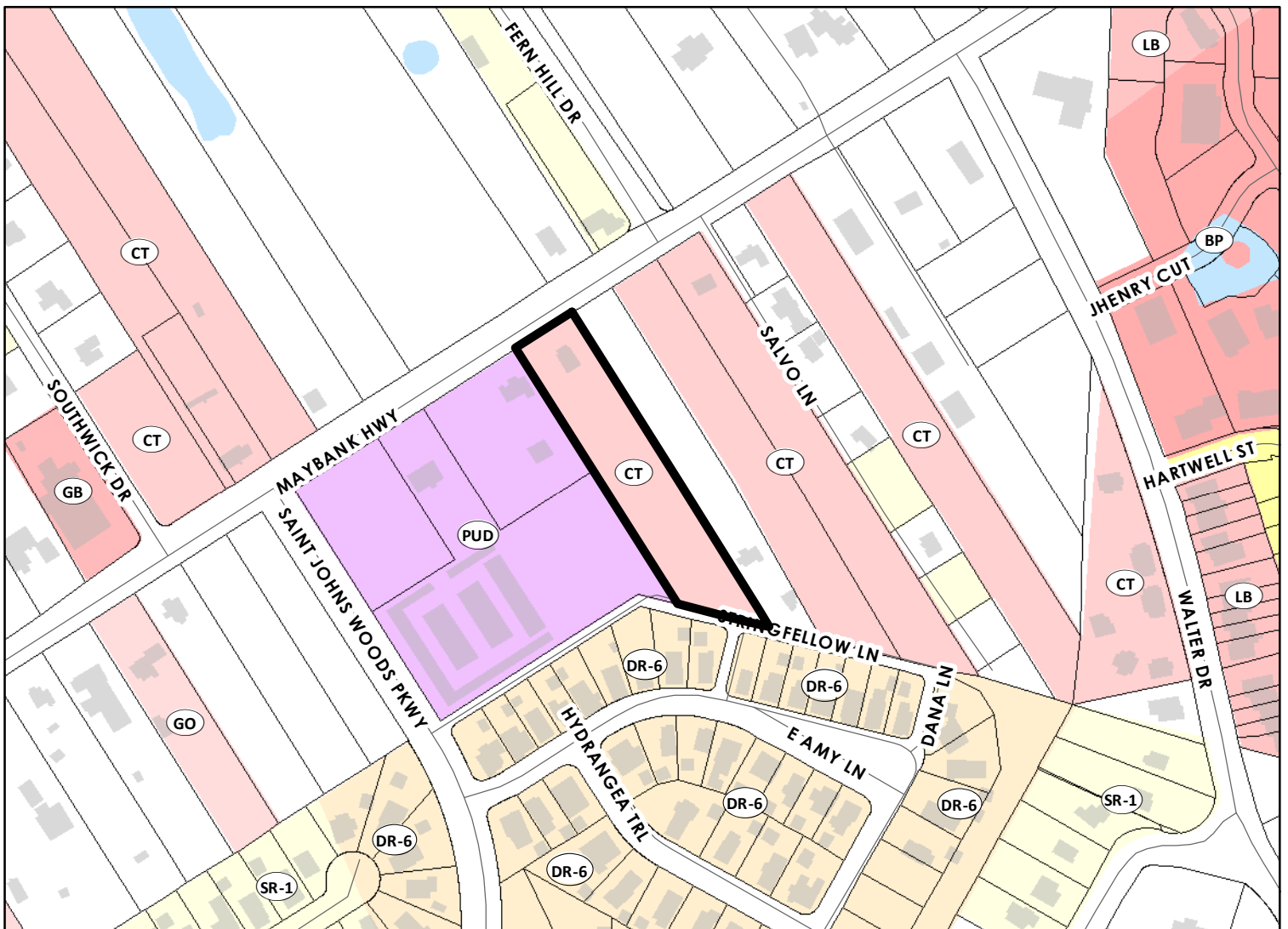
Request rezoning from Commercial Transitional (CT)  
to General Office (GO).

Owner/Applicant: George Gratzick

Area



Location



# CITY OF CHARLESTON PLANNING COMMISSION

November 15, 2017

## Rezoning 5 :

### **West Ashley Cir at Glenn McConnell Pkwy (West Ashley)**

## **BACKGROUND**

The applicant is requesting rezoning of a portion of a property, located at West Ashley Circle and Glenn McConnell Parkway, from Gathering Place (GP) to General Business (GB). Access to the property is via West Ashley Circle. Surrounding zonings include GB, GP, Planned Unit Development (PUD), Light Industrial (LI) and Diverse Residential (DR-6). Surrounding uses include the Wal-Mart superstore, West Ashley High School, vacant commercial property and the CSX rail line (on the east side of the property). The subject property, consisting of roughly 11 highland acres and 11 wetland acres, is undeveloped.

## **CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** encourages appropriate infill development within already urbanized areas. Prior to the 2010 update of the Century V Plan, the area in which the subject properties are located was designated as Gathering Place. The Gathering Place designation indicated places appropriate for mixed-use infill development with urban street patterns and building design. The updated Century V Plan map indicates the subject properties are within an area designated as **Urban Center**. The Urban Center District typically contains a wide range of uses and densities and has a pedestrian-scaled street pattern. Given the plan's recommendation and existing surrounding uses, the requested GB zoning is appropriate for this location.

## **STAFF RECOMMENDATION**

APPROVAL

## Rezoning 5

West Ashley Cir at Glenn McConnell Pkwy  
(West Ashley)

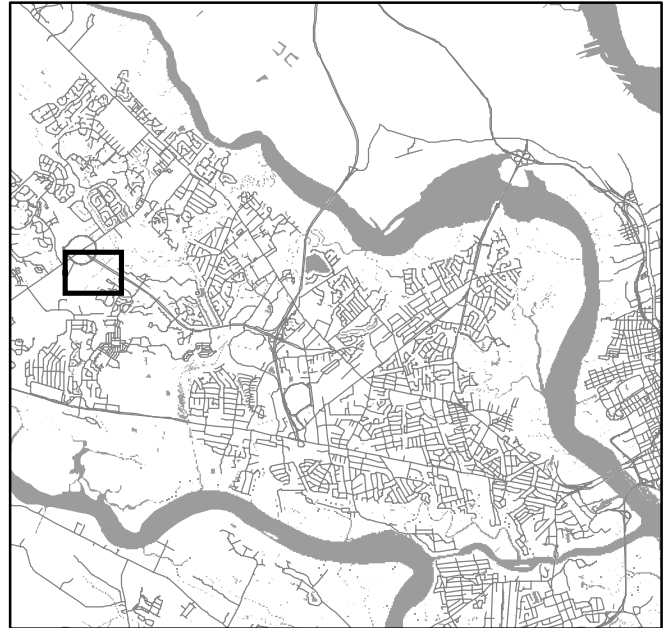
TMS# 3010000027 (a portion)

approx. 21.76 ac.

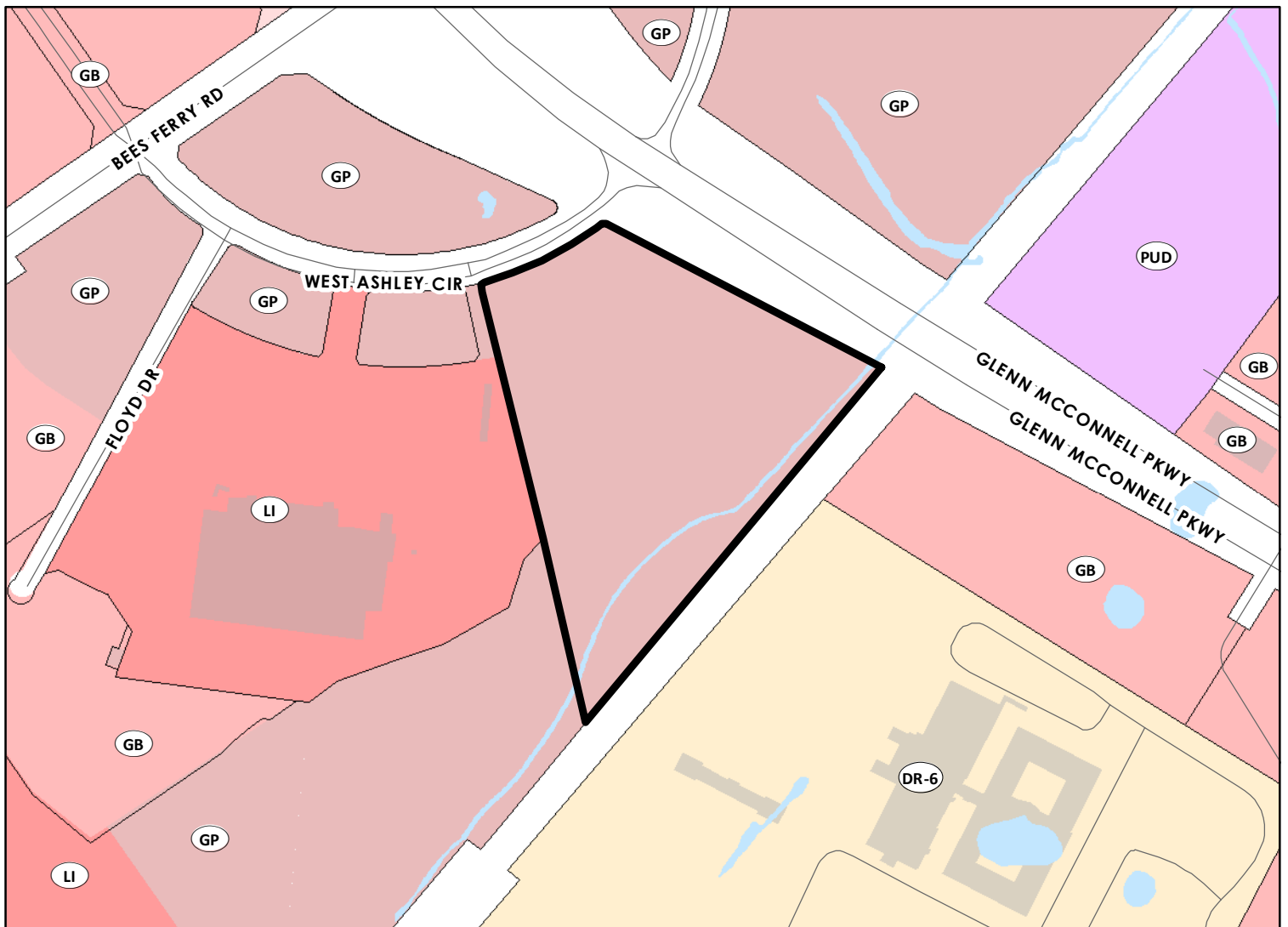
Request rezoning from Gathering Place (GP)  
to General Business (GB).

Owner: Whitfield Construction Co  
Applicant: White Point Partners LLC

Area



Location



# **CITY OF CHARLESTON PLANNING COMMISSION**

November 15, 2017

## **Subdivision 1:**

**Fairbanks Drive  
(Daniel Island)**

## **BACKGROUND**

The applicant is requesting subdivision concept plan approval for 16.78 acres on Fairbanks Drive on Daniel Island. This project consists of the creation of new rights-of-way to serve 90 parcels for single-family attached and single-family detached homes. The proposed rights-of-way are typical for Local Residential Streets and Rear Alleys on Daniel Island and the new parcels conform to the subdivision requirements for new parcels in the DI-GO zone district. There is critical area adjacent to this site, which is not proposed to be impacted. There are jurisdictional wetlands on the site, impacts to which would require approval by USACOE. There are grand trees on the site, impacts to which have received approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Daniel Island General Office (DI-GO), which allows single-family residential uses. The surrounding existing uses include primarily multi-family residential and civic uses.

## **STAFF RECOMMENDATION**

APPROVAL

## Subdivision 1

Fairbanks Drive (Daniel Island)

TMS# 2710000010 & 012

16.78 ac.

90 lots. Request subdivision concept plan approval.  
Zoned Daniel Island General Office (DI-GO).

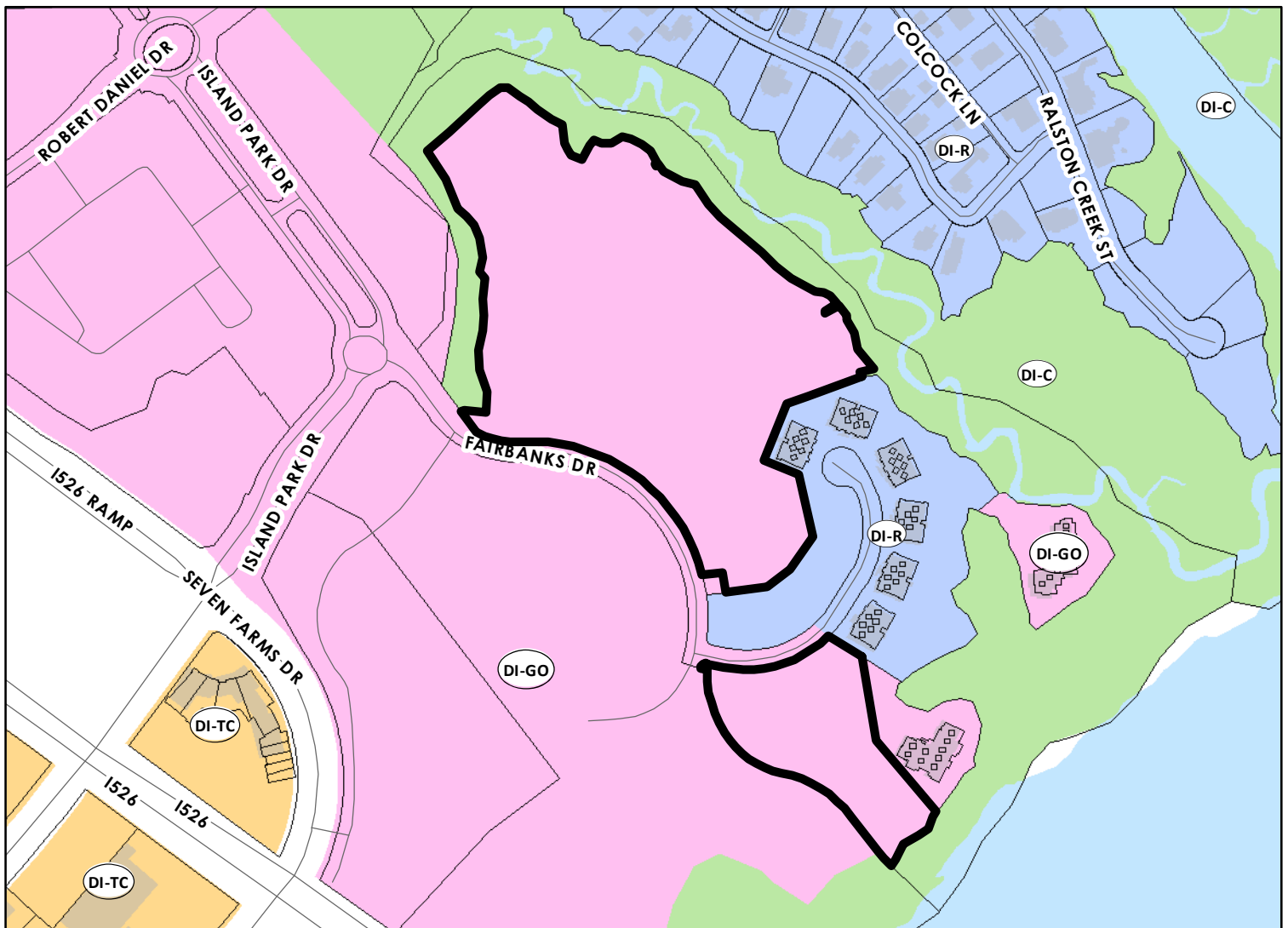
Owner: Daniel Island Riverside Developers, LLC

Applicant: Lowcountry Land Development Consultants

Area



Location





**CITY OF CHARLESTON  
PLANNING COMMISSION**

November 15, 2017

**Subdivision 2:**

**Central Park Cluster Development  
(Central Park Road – James Island)**

**BACKGROUND**

The applicant is requesting subdivision concept plan approval for 10.35 acres on Central Park Road on James Island. This project consists of the creation of new alley rights-of-way to serve 40 parcels for single-family detached homes. The proposed rights-of-way are typical for Alleys and the new parcels conform to the subdivision requirements for Cluster Developments. There is no critical area adjacent to this site. There are jurisdictional wetlands on the site, which are not proposed to be impacted. There are grand trees on the site, impacts to which are proposed and will require the approval of BZA-SD. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Single-Family Residential (SR-1), which allows residential cluster developments. The surrounding existing uses include primarily single-family residential uses.

**STAFF RECOMMENDATION**

APPROVAL WITH CONDITION



## Subdivision 2

Central Park Cluster Development  
(Central Park Road – James Island)

TMS# 3400300007

10.35 ac.

39 lots. Request subdivision concept plan approval.  
Zoned Single-Family Residential (SR-1).

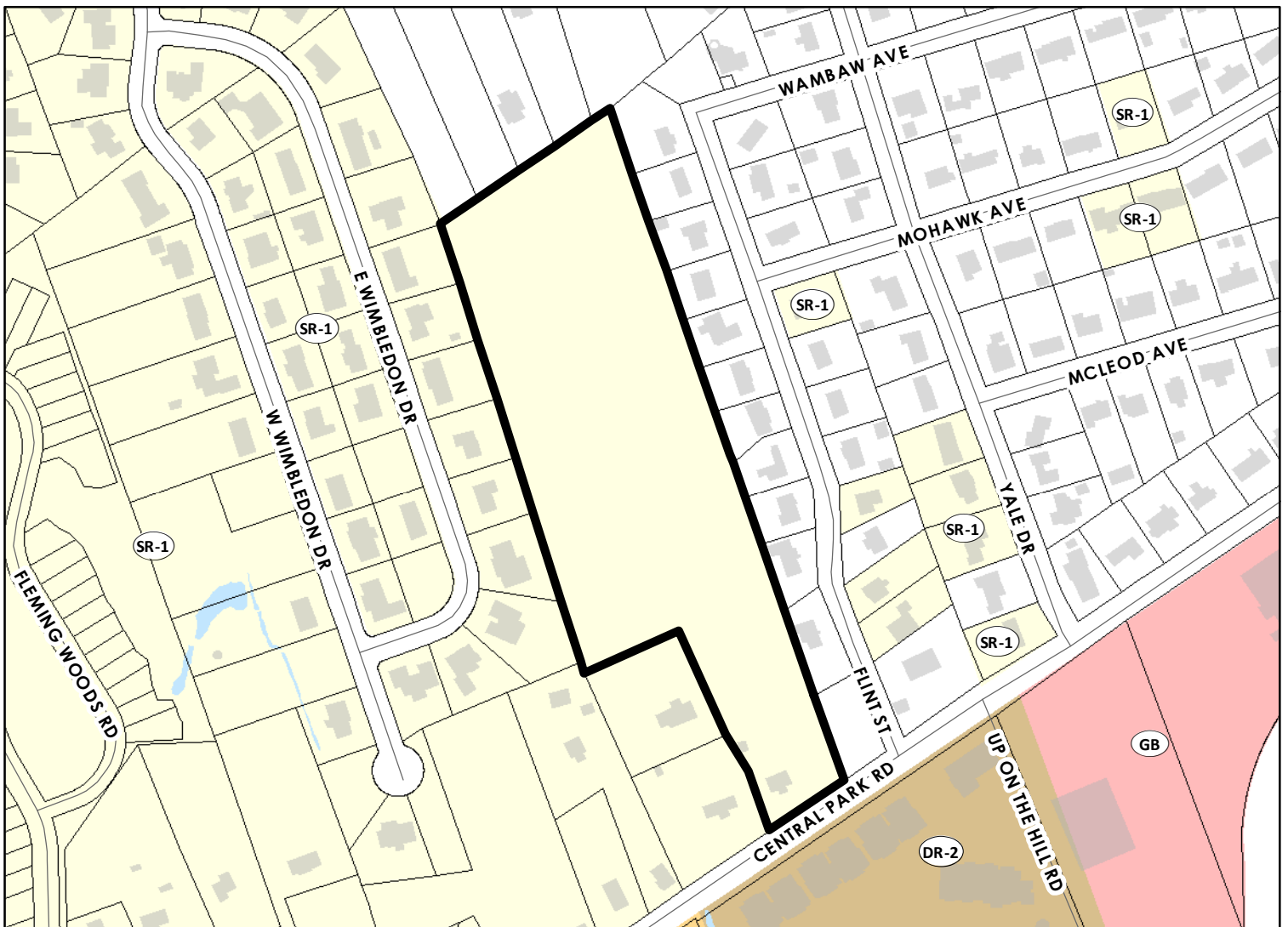
Owner: Levi Grantham, LLC

Applicant: Seamon, Whiteside & Associates, Inc.

Area



Location







**CITY OF CHARLESTON  
PLANNING COMMISSION**

November 15, 2017

**Subdivision 3:**

**Cainhoy Office & Retail Park  
(Clements Ferry Road – Cainhoy)**

**BACKGROUND**

The applicant is requesting subdivision concept plan approval for 31.52 acres on Clements Ferry Road at Point Hope Parkway in Cainhoy. This project consists of new rights-of-way to serve 16 new parcels for future commercial and mixed-use development. There is no critical area on or adjacent to this site. There are jurisdictional and non-jurisdictional wetlands on the site. Jurisdictional wetlands are not proposed to be impacted by the rights-of-way. There are no grand trees proposed to be impacted by the rights-of-way. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Planned Unit Development (PUD – Cainhoy Plantation). The surrounding existing uses include primarily residential and commercial uses.

**STAFF RECOMMENDATION**

**APPROVAL**

## Subdivision 3

Cainhoy Office & Retail Park  
(Clements Ferry Road – Cainhoy)

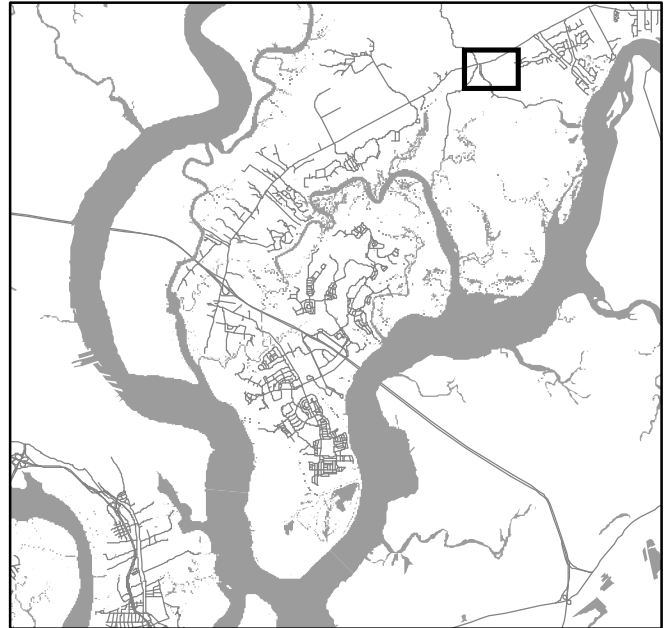
TMS# 2620000008

31.52 ac.

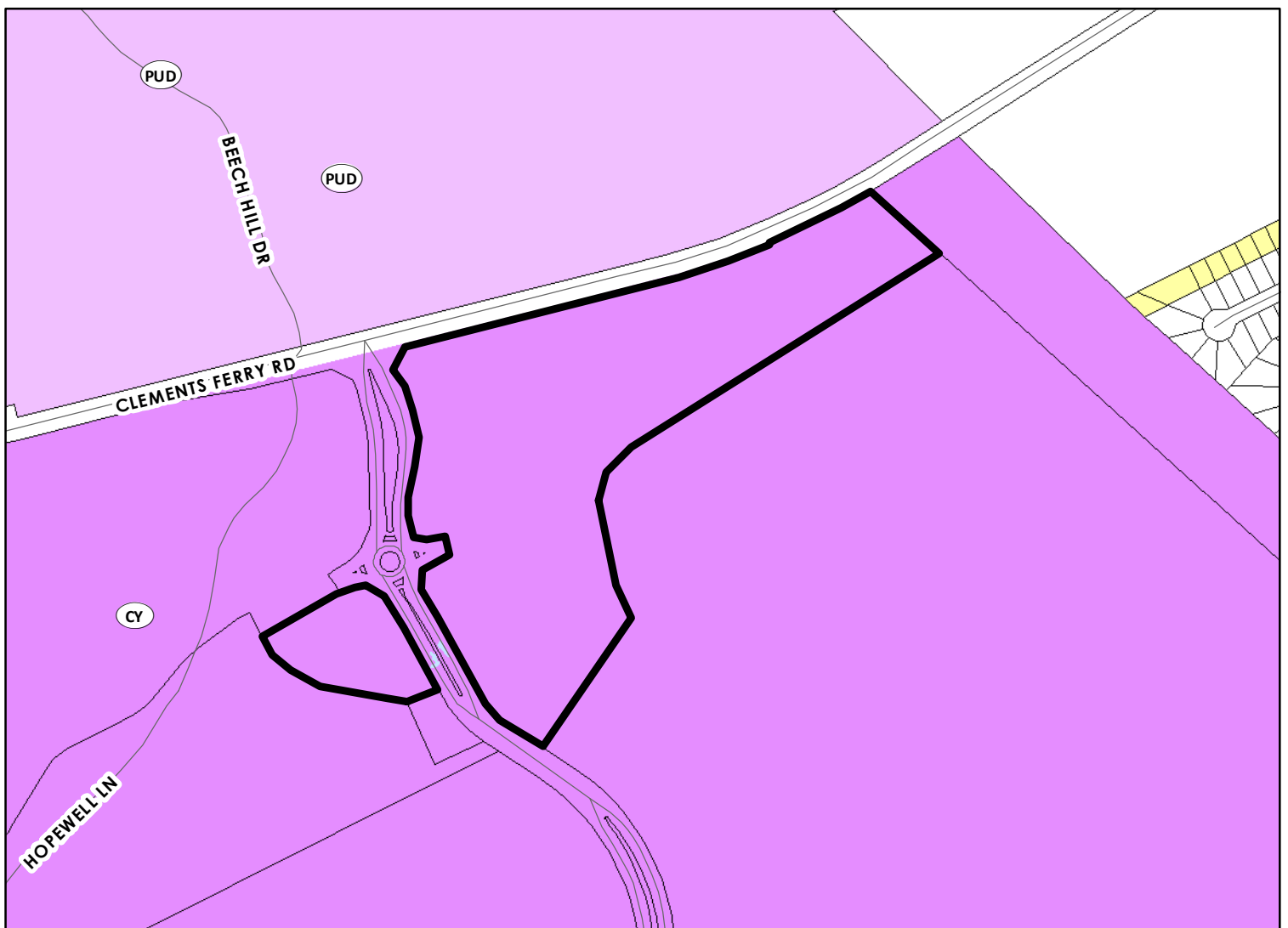
16 lots. Request subdivision concept plan approval.  
Zoned Planned Unit Development (PUD).

Owner: Cainhoy Land & Timber, LLC  
Applicant: Thomas & Hutton Engineering Co.

Area



Location



**CITY OF CHARLESTON  
PLANNING COMMISSION**

November 15, 2017

**Subdivision 5:**

**Produce Lane  
(Johns Island)**

**BACKGROUND**

The applicant is requesting subdivision concept plan approval for 7.36 acres on Maybank Highway at Produce Lane on Johns Island. This project consists of the creation of new rights-of-way to serve 33 parcels for single-family detached homes, a commercial outparcel on Maybank Highway, and to provide future right-of-way connections to adjacent parcels. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for the DR-2 and GB zone districts. There is no critical area adjacent to this site. There are non-jurisdictional wetlands on the site, which are proposed to be filled for this development. There are grand trees on the site, the proposed impacts to which have received the approval of BZA-SD. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned General Business (GB) and Diverse Residential (DR-2). The surrounding existing uses include primarily single-family residential uses.

**STAFF RECOMMENDATION**

APPROVAL WITH CONDITION

## Subdivision 5

Produce Lane (Johns Island)

TMS# 3130000152, 153, 154, 157, 158

7.36 ac.

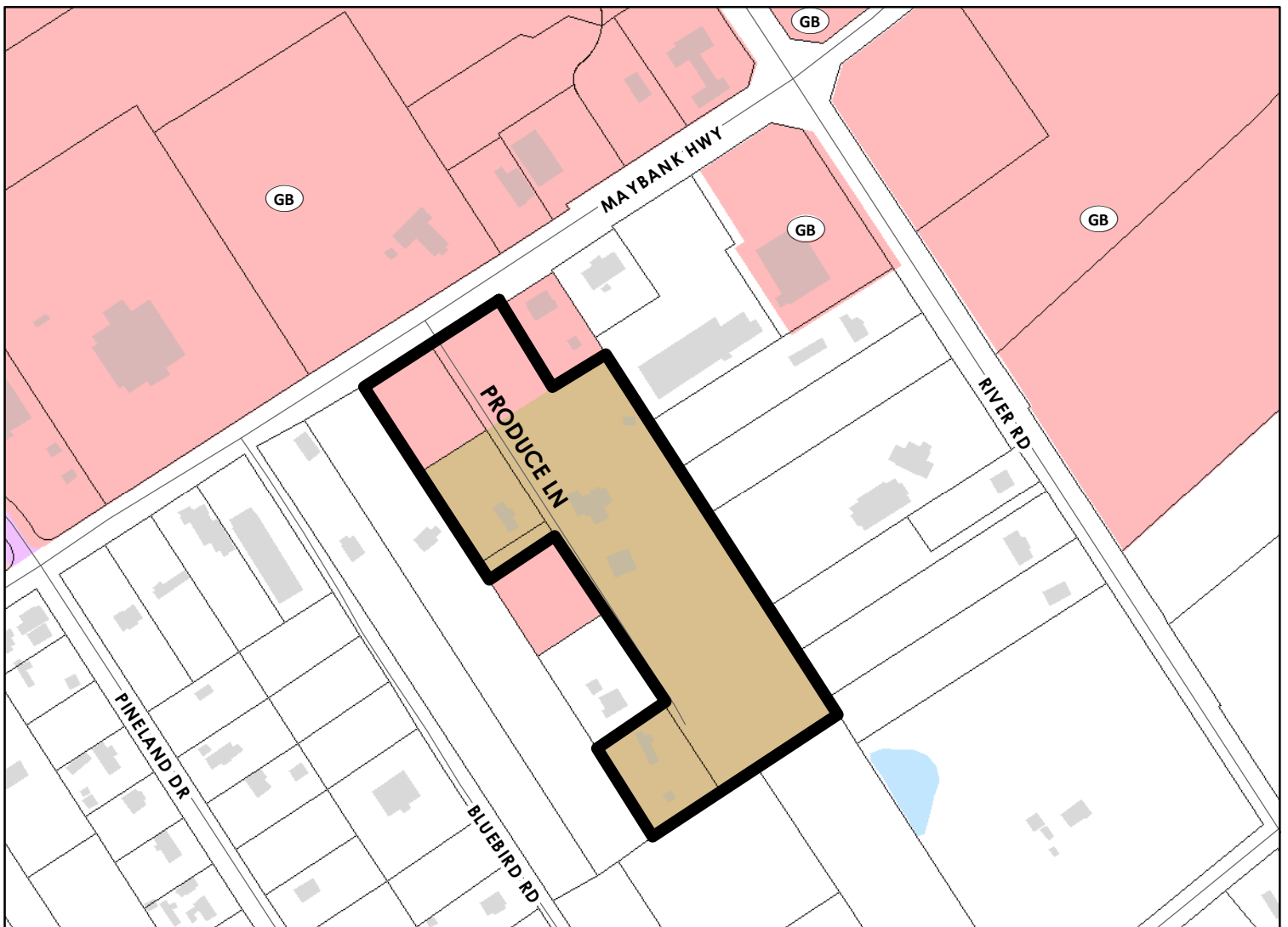
34 lots. Request subdivision concept plan approval.  
Zoned Diverse Residential (DR-2)  
and General Business (GB).

Owner: Reavis-Comer Development  
Applicant: HLA, Inc.

Area



Location



**CITY OF CHARLESTON  
PLANNING COMMISSION**

November 15, 2017

**Zoning 1:**

**Recently Annexed Properties in West Ashley**

**BACKGROUND**

The following zoning item is located in the West Ashley area of the City and was recently annexed. The zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County or is compatible with the context of the existing development or lot sizes in the surrounding neighborhood.

<b><u>Zoning Item</u></b>	<b><u>Property Address</u></b>	<b><u>Acres</u></b>	<b><u>Land Use</u></b>	<b><u>Previous Zoning</u></b>	<b><u>Recommended Zoning</u></b>
I.	1849 Westfield Rd	0.49	Single-Family Residential	R-4	SR-1

**CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban Edge** which is predominately residential with varying, but lower densities. Given the existing pattern of development in the surrounding area the proposed SR-1 zoning is appropriate for this site.

**STAFF RECOMMENDATION**

APPROVAL

## Zoning 1

1849 Westfield Rd (West Ashley)

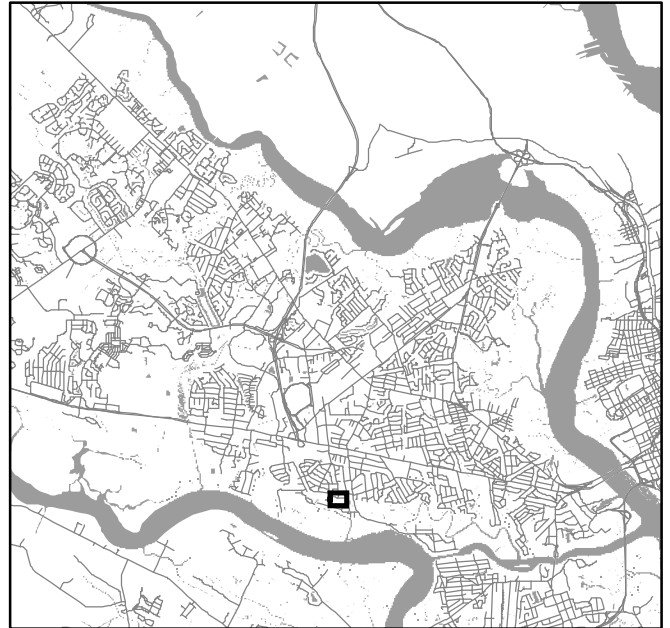
TMS# 3501000124

0.49 ac.

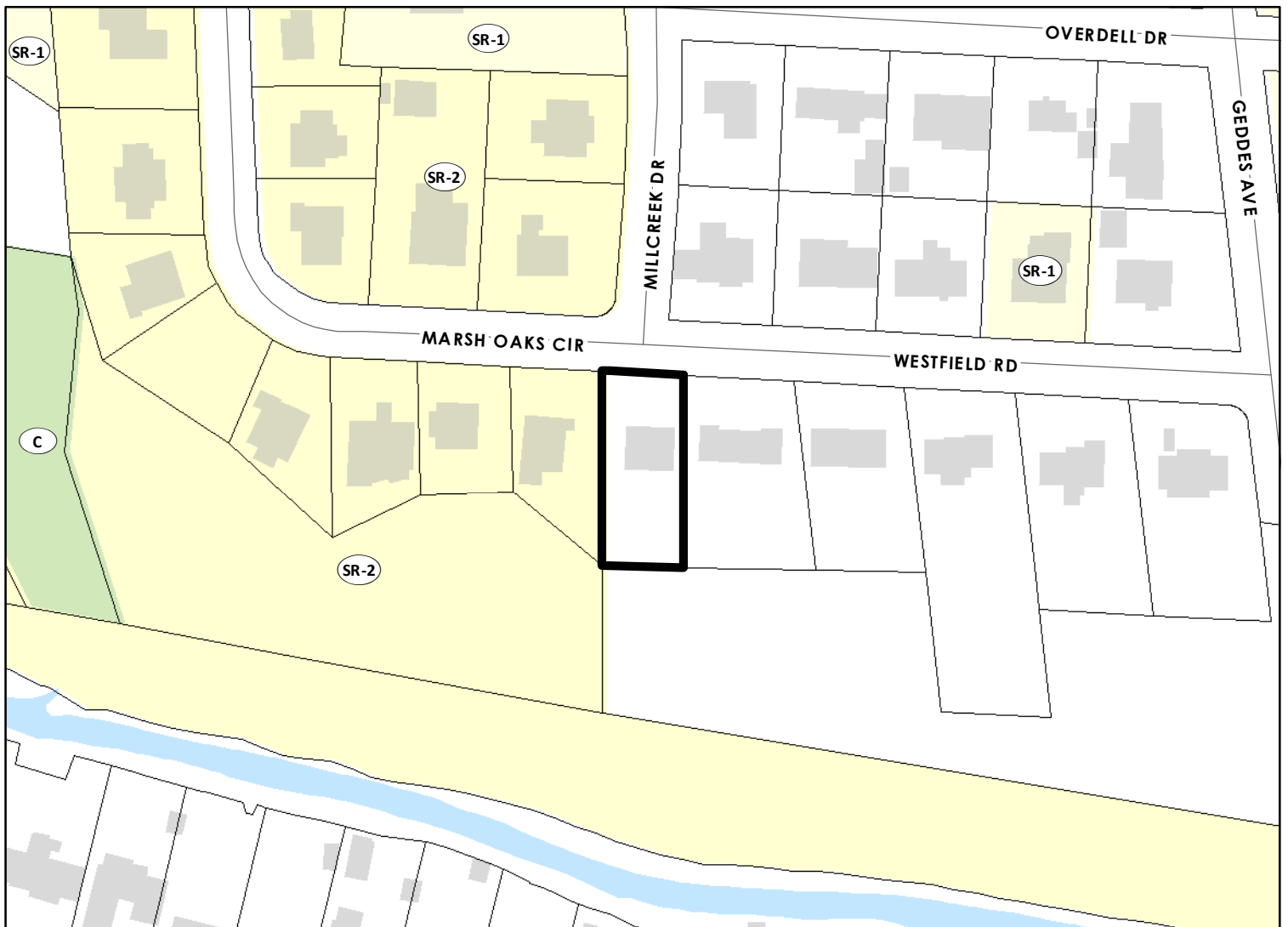
Request zoning of Single-Family Residential (SR-1).  
Zoned Single-Family Residential (R-4)  
in Charleston County.

Owner: Ann and Seth Bomgren

Area



Location



**CITY OF CHARLESTON  
PLANNING COMMISSION**

November 15, 2017

**Ordinance Amendment 1 :**

**Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to a simple majority of a quorum of the City Council.**

**BACKGROUND**

City Council gave first reading approval to the attached zoning ordinance amendment and referred it to Planning Commission for further recommendation. This issue will be presented in more detail during the November 15 meeting.

**STAFF RECOMMENDATION**

TO BE DISCUSSED DURING THE MEETING



TO AMEND SECTION 54- 943(c) OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO MODIFY THE VOTE REQUIRED OF CITY COUNCIL IN THE EVENT A MATTER IS DISAPPROVED BY THE PLANNING COMMISSION OR WHEN A PETITION IN OPPOSITION TO A MATTER SIGNED BY OWNERS OF TWENTY PERCENT OF THE AREA OF LOTS SUBJECT TO THE MATTER, OR OF THOSE IMMEDIATELY ADJACENT ON THE SIDES AND REAR OR DIRECTLY OPPOSITE THERETO IS PRESENTED TO COUNCIL TO A SIMPLE MAJORITY OF A QUORUM OF THE CITY COUNCIL (AS AMENDED).

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Section 54- 943(c) of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by changing the number of votes required of City Council in the event an amendment, supplement or change is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots affected by a matter, or of those immediately adjacent in the rear or sides thereof, or of those directly opposite thereto to a simple majority of a quorum of the City Council, so that hereafter, Sec. 54- 943 (c) of the Zoning Ordinance shall read as follows (deleted text indicated with ~~striketthrough~~ and added text indicated with **double-underline**):

c. In case the proposed amendment, supplement, or change be disapproved by the Planning Commission, or a protest be presented duly signed and acknowledged by the owners of twenty percent or more either of the areas of the lots included in such change, or of those immediately adjacent in the rear and on the side or sides thereof or of those directly opposite thereto, such amendment, supplement or change shall not become effective except by the favorable vote of **a simple majority of a quorum of the City Council** ~~three-fourths (3/4) of all members of the City Council~~.

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 2017,  
and in the \_\_\_\_\_<sup>th</sup> Year of the Independence of  
the United States of America

\_\_\_\_\_  
John J. Tecklenburg, Mayor

ATTEST:

\_\_\_\_\_  
Clerk of Council